088.0	0001	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,700 / 687,700
					USE VALUE:	687,700 / 687,700
					ASSESSED:	687,700 / 687,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUNROE DAVID
Owner 2:	CARMICHAEL LINDA
Owner 3:	
Street 1:	42 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MUNROE DAVID -
Owner 2:	CARMICHAEL LINDA -
Street 1:	42 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,777 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Clapboard Exterior and 1398 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6777.000	249,200	2,200	436,300	687,700
Total Card	0.156	249,200	2,200	436,300	687,700
Total Parcel	0.156	249,200	2,200	436,300	687,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.92 | /Parcel: 491.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55709
GIS Ref
GIS Ref
Insp Date 11/08/18

!7148!

PREVIOUS ASSESSMENT

Parcel ID 088.0-0001-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,200	2200	6,777.	436,300	687,700	687,700	Year End Roll	12/18/2019
2019	101	FV	193,000	2600	6,777.	442,600	638,200	638,200	Year End Roll	1/3/2019
2018	101	FV	193,000	2600	6,777.	330,400	526,000	526,000	Year End Roll	12/20/2017
2017	101	FV	193,000	2600	6,777.	299,200	494,800	494,800	Year End Roll	1/3/2017
2016	101	FV	193,000	2600	6,777.	286,700	482,300	482,300	Year End	1/4/2016
2015	101	FV	188,300	2600	6,777.	243,100	434,000	434,000	Year End Roll	12/11/2014
2014	101	FV	188,300	2600	6,777.	230,600	421,500	421,500	Year End Roll	12/16/2013
2013	101	FV	188,300	2600	6,777.	219,400	410,300	410,300		12/13/2012

PRINT

Date	Time
12/10/20	21:49:25

LAST REV

Date	Time
07/17/19	13:36:39
apro	
7148	

USER DEFINED

Prior Id # 1:	55709
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUNROE DAVID	52353-360		3/5/2009	Family	99	No	No		
MARRIER PAUL	31502-536		6/15/2000		265,000	No	No		
	12939-379		2/26/1976		28,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2013	313	Solar Pa	16,180					
9/20/2010	2025	New Wind	7,838					
10/10/2000	795	Wood-Sto	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	BS	Barbara S
5/24/2013	Info Fm Prmt	EMK	Ellen K
4/1/2009	Meas/Inspect	189	PATRIOT
3/30/2009	Measured	197	PATRIOT
8/30/2000	MLS	MM	Mary M
2/15/2000	Inspected	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	277	PATRIOT
8/5/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6777		Sq. Ft.	Site		0	70.	0.92	5									436,315						436,300	

Total AC/HA: 0.15558 | Total SF/SM: 6777 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,315 | Spl Credit | Total: 436,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97990203
Adj $ / SQ:	165.358
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306171
Depreciation:	56948
Depreciated Total:	249223

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	3		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

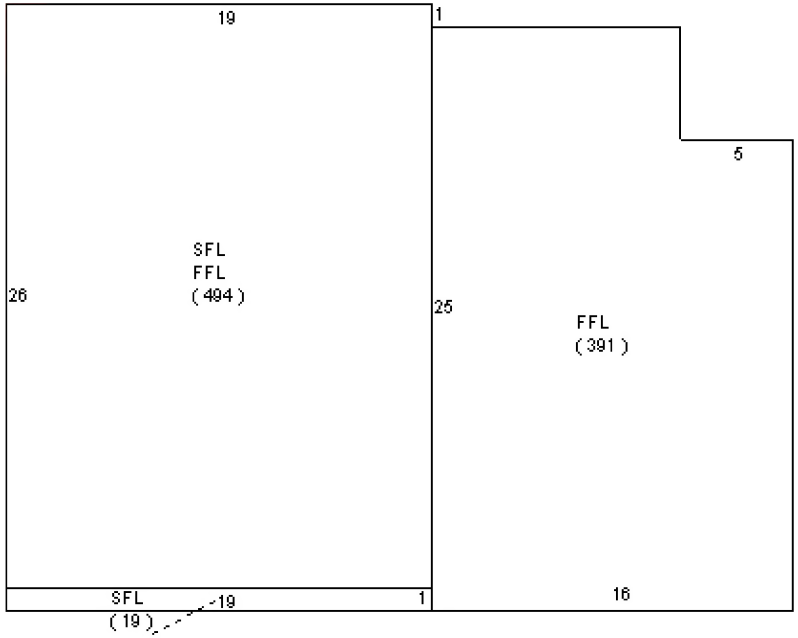
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.36
Special Features:	0	Val/Su Net:	178.25
Final Total:	249200	Val/Su SzAd	178.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	885	165.360	146,342
SFL	Second Floor	513	165.360	84,829

Net Sketched Area:	1,398		Total:	231,171	
Size Ad	1398	Gross Are	1398	FinArea	1398

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0001-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X9	A	AV	1960	0.00	T	40.8	101						
6	Carport	D	Y	1	20X24	F	FR	1960	9.09	T	50	101			2,200			2,200

More:	N	Total Yard Items:	2,200	Total Special Featues:		Total:	2,200

IMAGE

AssessPro Patriot Properties, Inc